

TOWN OF ROWE - BOARD OF ASSESSORS - AGENDA

Wednesday, September 16, 2020 – 9am – via Zoom Teleconference

This meeting will be held via audio/video conference, consistent with Gov. Baker's temporary modifications to Open Meeting Law.

REMOTE PARTICIPATION INFORMATION:

Meeting Host: Zoom.us

Meeting ID: 288-065-7034

URL: <https://zoom.us/j/2880657034>

Telephone: 312-626-6799

1. Call to Order

2. Minutes: Feb 4 (ES), Feb 6 (ES), Feb 21 (Reg & ES), Mar 2 (Reg & ES), Apr 7 (Reg), May 5 (Reg), May 27 (Reg), Jun 30 (Reg & ES), Jul 21 (Reg), Aug 27 (Reg & ES)

3. FY21 Budget/Payables: Approve contracts/invoices:

- New FY21 Accounting System (and new account numbers) - BOA comments/questions on new account numbers and recent invoice payments?
- GE Sansoucy invoice (FY21 Hydro Updates) - \$14,000 [Acc't 03-141-5902-03180]
- GE Sansoucy invoice (FY21 T&D Updates) - \$5,000 [Acc't 03-141-5902-03181]

FY21 Acct	Acct #	7-1-20 Approp	Curr Bal	Payroll/Payables	Amount	New Bal
BOA Stipends	01-141-5100-00000	\$5,354	\$			
Asst Assessor Wages	01-141-5102-00000	\$12,000	\$			
BOA Operations	01-141-5701-00000	\$9,600	\$			
Consulting/ Legal	03-141-5901-03166	\$50,000	\$			
Quint Reval – RES/CIP	03-141-5902-03178	\$1,600	\$4,800			
Quint Reval - YAE	03-141-5902-03179	\$2,000	\$6,000			
Ann Updates - Hydro Valuations	03-141-5902-03180	\$14,000	\$			
Ann Updates - T&D/ROW Values	03-141-5902-03181	\$5,000	\$			
Assessors Overlay	?	\$ tbd	\$			

4. Review FCCIP Building Permits

5. Review/Classify New Deeds, Plans, etc.

- Bk 7587 Pg 7919 43 Potter Rd
- Bk 7589 Pg 78 124 Zoar Rd
- Bk 7589 Pg 334 75 Cross Rd

6. MVExcise Warrants, Abatements, etc.

7. 2019 Annual Map Update (for calendar year Jan-Dec 2019)

- Issuance of updated maps by CAI
 - 1) BOA office maps updated
 - 2) BOA website maps updated

- 3) AxisGIS maps updated
- 4) Send updated PDFs file to RoD
- 5) Update AxisGIS parcel info/values once FY21 values established

8. FY23 BLA Directives Progress:

- **Utility Land:** Appraisal of all power company lands for FY23 – need to discuss with Sansoucy

9. FY21 Interim Year Update

- Mayflower Valuations (Duane Adams)
 - 1) Annual Permit Inspections – field inspections completed & property cards updated
 - 2) FY21 Interim Year Update/Analysis – Rick & Duane reviewed/prepared/submitted to Gateway:
 - Revised or Omitted Assessments – none
 - LA13A (Amended Tax Base Levy Growth) - none
 - LA3 (FY21 Sales Analysis) – no adjustments required for homes or land
 - LA15 (FY21 Interim Year Adjustment) – no adjustment required
- Sansoucy interim year update appraisals for power companies – Duane/Rick updated affected RE & PP property cards on 9-10-20
- Form of List (FoL) returns – Rick/Duane updated affected PP cards on 9-10-20
- Chapter 61 status review (refer to spreadsheet)
- Remaining items to complete:
 - Prepare/approve/submit LA4 (FY21 Assessments)
 - Prepare/approve/submit LA13 (FY21 Tax Base Levy Growth) including New Growth Details
- Rowe Camp & Conference Center
 - 1) Tax exempt status for RC&CC properties based on: (see IRS ltr dated 8-14-20)
 - Failure to file 3ABC-associated forms (PC & 990) by IRS-extended deadline of 7-15-20?
 - RC&CC website-advertised room rentals for non-exempt activities?
 - 2) Review LUC coding for RC&CC properties
 - 3) FCCIP Certificates of Inspection for RC&CC?

10. ATB Appeal Cases

- FY19 appeals cases have been continued to a later date (tbd) due to COVID-19
- ATB appeals have been filed by two large taxpayers for FY20

11. If needed, **Executive Session - Under c.30A Sec. 21(a), Item 3:** *To discuss strategies with respect to litigation as the chair has declared that an open meeting may have a detrimental effect on the bargaining or litigating position of the public body: concerning FY19 & FY20 real and personal property assessments/valuations and tax abatements*

12. Any Other Business:

- Conflict of Interest/Open Meeting Law Training

13. Next Meeting: Set date/time of next meeting

14. Adjournment:

Frederick N. Williams, Chair

Posted and filed at 3:00 PM on Thursday, September 10, 2020 by Paul McLatchy III